

**TRANSFER
TAX
PAID**

WARRANTY DEED

67-40

KNOW ALL MEN BY THESE PRESENTS, THAT **PERFECT HOME INC.**, a Maine Corporation having a principal place of business at 97 Stoney Acres Road, Pittston, County of Kennebec and State of Maine, FOR CONSIDERATION PAID, grants to **JUSTIN EDELSTEIN**, of Gardiner, County of Kennebec and State of Maine, with **WARRANTY COVENANTS**, the following described real property located in the City of Waterville, County of Kennebec and State of Maine:

A certain lot or parcel of land situated in ~~Waterville~~, County of Kennebec and State of Maine, bounded and described as follows:

Lot 25, as depicted on the recorded Subdivision Plan entitled "Ridge Road Development" recorded June 22, 1977 in the Kennebec County Registry of Deeds in Plan File No. D-77074, Reference is also made to the Plan entitled "Ridge Road Development" approved by the Waterville Planning Board on June 13, 1977 and recorded in the Kennebec County Registry of Deeds in Plan File No. D-76115.

The above lot is hereby conveyed subject to all easements and rights-of-way of record including those granted to the Waterville Sewerage District and the Kennebec Water District and including those depicted on the Ridge Road Development Subdivision Plans referred to above.

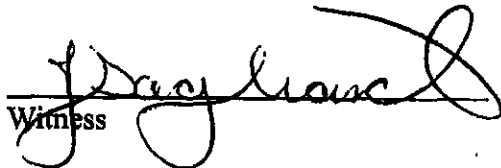
The above lot is also conveyed subject to all restrictions and covenants of record including the following:

1. Declaration of Deed Restrictions for Ridge Road Development dated June 8, 1983 and recorded in the Kennebec County Registry of Deeds in Book 2575, Page 93;
2. Maine Department of Environmental Protection Findings and Orders recorded in the Kennebec County Registry of Deeds in Book 1931, Page 1, Book 1941, Page 28 and Book 1941 Page 108.

Being the same premises as described in the deed from MJM Enterprises, LLC to Perfect Home Inc. dated May 15, 2007 and recorded in Book 9351 Page 77 of the Kennebec County Registry of Deeds.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

WITNESS my hand(s) and seal(s) this 12th day of May, 2008.


Witness

PERFECT HOME INC.


Eric James, Vice President

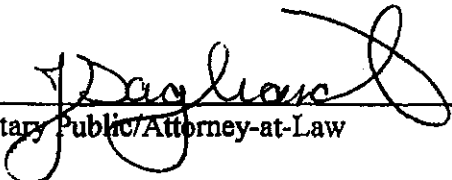
2 Gateway Pkwy
21 Atlantic Plaza Ste A
S. Portland, ME 04106

STATE OF MAINE
COUNTY OF Kennebec, ss.

May 12, 2008

Personally appeared the above-named Eric James in his said capacity and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of Perfect Home Inc.

Before me,


Notary Public/Attorney-at-Law

JENNIFER J. GAGLIARDI
NOTARY PUBLIC - MAINE
MY COMMISSION EXPIRES 10/02/2009

Received Kennebec SS.
05/14/2008 10:00AM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS